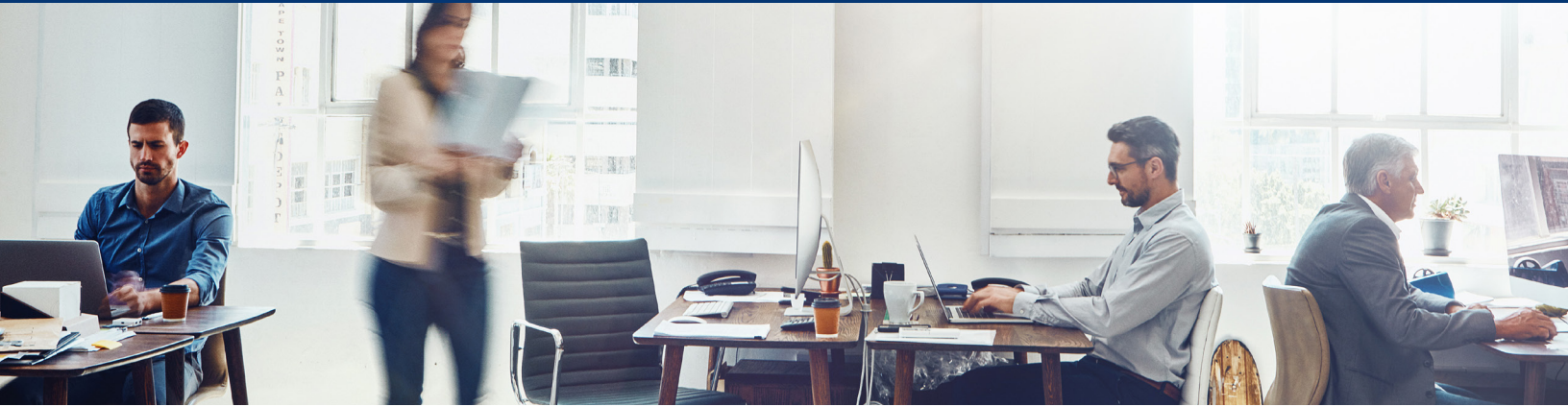


CRE Tenants



DO YOU WANT TO:

Increase employee productivity, comfort, and wellness?

Improve talent attraction and retention?

Save money on your energy bills?

Fulfill corporate sustainability goals?



visit:
nyserdera.ny.gov/CRE-Tenant

email:
commercialprograms@nyserdera.ny.gov

Get the expert advice you need to get started on improving energy efficiency

Businesses increasingly consider sustainability in their decisions, and their employees want green, healthy, and modern spaces. Commercial tenants can lower their carbon footprint and their energy costs by considering energy efficiency when they are selecting a space and negotiating a lease, while designing or renovating a space, or after they have moved into the space.

Tenants can realize savings in their spaces through thoughtful design, proactive maintenance and operations, and actionable plans to reduce energy consumption over the life of a lease.

What can an energy expert do for you?

A qualified energy consultant can help identify energy-saving opportunities and develop a plan to implement energy efficiency measures in your space.

An energy consultant can help you:

- Design new buildouts and renovations to maximize energy efficiency
- Perform energy assessments and feasibility studies
- Plan proactive maintenance and operations that continuously reduce energy costs over the lease term
- Estimate project cost and energy savings
- Identify financing options and provide technical support for financing applications
- Provide expert advice on issues, technologies, and equipment upgrades



NYSERDA



Generating value for tenants signing new leases

Designing an energy-efficient space from the start is proven to yield the most savings over the lease term. Tenants that take this into consideration can reap significant benefits:

Saving money on energy bills

By incorporating efficiency measures in their leased space, **tenants can expect a 20-50% reduction in energy use with a 3- to 5-year payback.** Plus, energy savings accrue over time, so over longer leases, these add up to significant avoided costs.

- By including energy efficiency in their new space fit out in NYC, White & Case LLP achieved \$7.7 million in savings (or 390,000 annually) over the 20-year lease term.¹
- Paul Hastings LLP was able to achieve an estimated \$4.3 million in savings over their 16-year lease (\$270,000 annually) through the energy-efficient design of their 190,000 square foot office.²
- For additional case studies, please visit nyserdera.ny.gov/CRE-Tenant

Improved talent attraction and retention

Today 75% of job seekers care that their potential employer supports and values their health and wellness.³ Businesses that focus on sustainability have increased recruitment and retention rates.

- Gensler the world's largest architecture firm, realized a 25% increase in workplace satisfaction. Additionally, they found that 74% of staff felt the physical work environment had a positive impact on their overall job satisfaction.⁴ Find the case study at nyserdera.ny.gov/CRE-Tenant

“The upgrades reduced staff complaints about temperature by 35%.”

— White & Case, LLP

Increased employee productivity, comfort, and wellness

In addition to generating savings on energy bills, high-performance facilities benefit employers by creating healthier, more comfortable environments conducive to improved productivity. Studies show that:

- Employees in green certified facilities outperformed their counterparts in high-performing, non-certified buildings in 7 of the 9 domains of cognitive function measured.⁵
- Employees in green certified buildings report being happier and healthier—which leads to an estimated 30% reduction in absenteeism.⁶

1. NYSEDA. Energy Efficiency in Leased Office Space for Law Firms; 2. NYSEDA. Energy Efficiency in Leased Office Space for Law Firms; 3. Stok. The Financial Case for High Performance Buildings: Quantifying the Bottom Line of Improved Productivity, Retention, and Wellness; 4. NYSEDA. Gensler Walks the Talk; 5. Building and Environment. The impact of working in a green certified building on cognitive function and health; 6. Stok. The Financial Case for High Performance Buildings: Quantifying the Bottom Line of Improved Productivity, Retention, and Wellness.

Ready to get started?

Visit nyserdera.ny.gov/CRE-Tenant for more information.

If you have questions or need support, reach out to commercialprograms@nyserdera.ny.gov



NYSEDA